

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, October 6, 2009 at **5:30 p.m.** in the **Council Chambers of City Hall at 280 Grove St.**, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business

7. Case: P09-031 Minor Subdivision with "c" variances
Applicant: Jersey City Episcopal CDC
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 34-40 Van Nostrand Ave.
Block: 1464 Lot: 16 & 68
Zone: R-1 one- and two-family residential
Description: Subdivision of two existing oversized lots to create three more closely confirming lots for the construction of three new two-family homes.
Variances: front yard landscaping, garage dimensions

8. Case: P09-029 Minor Subdivision
Applicant: Jersey City Episcopal CDC
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 15-17 Oak St.
Block: 1972 Lot: 5A, 5B, 7
Zone: MLK Drive Redevelopment Plan
Description: Subdivision and consolidation of three lots, two of which are undersized, to create two new conforming lots.

9. Case: P09-030 Preliminary Major Site Plan with Deviations
Applicant: Jersey City Episcopal CDC
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 15-17 Oak St.
Block: 1972 Lot: 5A, 5B, 7
Zone: MLK Drive Redevelopment Plan
Description: Two new two-family homes
Deviations: Garage Dimensions, Landscaping

10. P09-023 Preliminary and Final Major Site Plan with variances
Applicant: Chosen Estates, LLC
Attorney: Charles Harrington, III Esq.
Review Planner: Maryann Bucci-Carter, Sandra Sung
Address: 298-300 Magnolia Avenue
Block: 1862 Lot: 32 & 33
Zone: Office/Residential
Description: Construction of a four story building containing 12 residential dwelling units and 4 on-site parking spaces
Variances: Minimum Lot size, Minimum Lot Width, Minimum Side Yard, Minimum Rear Yard and Minimum Number of Parking spaces.

Carried from September 8 and September 22, 2009 meetings.

11. Case: P09-027 Preliminary & Final Major Site Plan with "c" variances
Applicant: Al-Tawheed Center, Inc.
Review Planner: Jeffrey Wenger
Attorney: Ronald Shaljian
Address: 999 West Side Avenue and 10 Logan Avenue
Block: 1612 Lot: A4, A6
Zone: R-1, One and Two Family Housing
Description: Renovation of existing building into a community center with associated educational facilities and parking.
Variances: Maximum building height, front, side, and rear yard setbacks, and lot Coverage

Carried from September 8 and September 22, 2009 meetings.

12.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

Deviation:

P09-037

T-Mobile Northeast, LLC

Richard Schkolnick

Jeffrey Wenger

207-209 MLK Drive

1316 Lot: 53

MLK Drive Redevelopment Plan Area

Cellular phone antennas

Building height for rooftop equipment.

Carried from September 22, 2009 meeting.
13.

Case:

Applicant:

Attorney:

Review Planner:

Address:

Block:

Zone:

Description:

P09-032

MetroPCS New York LLC

Dean Stamos

Jeffrey Wenger

10 Christopher Columbus Drive (aka Harborside)

10 Lot: 5, 17, 19, 25, 27

Exchange Place North Redevelopment Plan

Cellular phone antennas
14.

Certification of Artists as recommended by the Jersey City Artist Certification Board
15.

Memorialization of Resolutions
16.

Executive Session, as needed, to discuss litigation, personnel or other matters
17.

Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD